

BARRIO LOGAN COMMUNITY PLAN UPDATE DRAFT MARITIME-ORIENTED COMMERCIAL LANGUAGE

The following is the definition that is proposed to be included in the draft Barrio Logan Community Plan:

General and Community Plan Land Use Designation:

Maritime-Oriented Commercial:

Provides maritime-related retail and wholesale services that cater to the growth and development of water-dependent industries. Marine-related services are waterfront dependent uses, and other supporting uses including but not limited to the United States Naval presence, research, shipping, and fishing. Residential and Heavy Manufacturing uses are prohibited.

GOALS

- PROTECT MARITIME AND MARITIME-RELATED ACTIVITIES WEST OF HARBOR DRIVE AND WITHIN THE TRANSITION ZONE
- RETAIN THE WATERFRONT'S ROLE AS AN IMPORTANT LOCATION FOR MARITIME-ORIENTED PRODUCTION AND REPAIR (MPR) ACTIVITIES

Barrio Logan has long been home to maritime activities, including the existing ship yards along the San Diego Bay. Maintaining and supporting these marine-related activities, including ship repair, maritime support, warehousing and storage, and shipping, is important to both Barrio Logan and more generally to San Diego's economy. The various industrial activities occurring on and near Port land need to be able to carry out their operations without the impediments caused by the presence of sensitive land uses such as housing or neighborhood-related activities. In particular, to avoid conflict, uses sensitive to a 24-hour, industrial operation should not be located within the area designated as the Transition Zone.

The maritime industries located west of Harbor Drive are active use, providing the Port and city with modern shipbuilding as well as container- and non-container-cargo handling facilities. The businesses at and related to the bay front are well integrated with the city's economy; they employ a substantial number of people, generate income for the Port, and taxes for the city. It is important for the health and diversity of the city's economy and population that land West of Harbor Drive and within the Transition Zone be preserved for Marine-Oriented Production and Repair (MPR) activities. Jobs in these areas tend to pay above average wages, provide jobs for residents of all education levels and offer good opportunities for advancement.

The Barrio Logan waterfront remains part of the city's core industrial area and contains a significant amount of the city's remaining industrial land. Since the 1880s, the waterfront has played an important and dynamic role within the city's economy and land use system, providing critical land for new and changing maritime and naval industries, and is the last area of the city still suited for this purpose. Along the waterfront, almost half of the land area is controlled by state regulations that only allow maritime-related uses as permanent activities that service the Port. Establishing space for MPR activities that is protected from encroachment by other uses responds to existing policy set forth in the city's General Plan, particularly the Economic Development Element that includes the following pertinent policies:

EP-J.9. Retain land uses to support waterfront commerce and industry that provide for U.S. Naval operations, ship repair, and the movement of waterborne goods.

EP-J.10. Protect and promote good working-waterfront jobs that provide self-sufficient wages.

The policies to address the needs highlighted above are as follows:

POLICY XXXX

Ensure that development within the Transition Zone does not conflict with intensive 24-hour industrial operations characteristic of these sites.

POLICY XXX

Require development of flexible buildings with generous floor-to-ceiling heights, large floor plates, and other features that will allow the structure to support various maritime-oriented businesses within the Transition Zone.

POLICY XXX

Promote technologically-advanced marine-oriented uses as well as those marine services that provide their primary services on the tidelands rather than at the facility.

POLICY XXX

Encourage development that is sensitive to the surrounding character of the community and that includes enhanced landscaping and tree canopies, preserves views toward the waterfront as well as provides ample parking and loading areas to reduce potential impacts associated with new development in the transition zone.

COMMUNITY PLAN LIST OF USES:

Uses allowed in the Transition Zone include facilities that need access to the waterfront, as well as uses dependent upon servicing waterfront-oriented activities. These facilities shall be fully enclosed in order to reduce negative impacts associated with potential air and noise pollution.

Allowable maritime uses shall include:

- Light manufacturing of parts and equipment related to ship repair and building
- Shipping and brokerage facilities and services
- Rigging services
- Long-term marine warehousing and storage
- Marine parts sales, installation and services
- Marine carpentry and woodworking
- Sail making and repair
- Research and development